

Message

From: Yap-deffler, Yazmine [Yap-Deffler.Yazmine@epa.gov]
Sent: 5/7/2018 2:05:40 PM
To: Vallone, Christopher [Vallone.Christopher@epa.gov]
Subject: RE: Two articles on Tully town site in Doylestown Intelligencer

Talk to you then.

Thanks,
Yaz

Yazmine J. Yap-Deffler, Chief
Site Assessment & Non-NPL Federal Facilities Branch (3HS12)
US EPA Region III
1650 Arch Street
Philadelphia, PA 19103
215-814-3369 (Office)
267-761-2089 (Cell)
yap-deffler.yazmine@epa.gov

From: Vallone, Christopher
Sent: Monday, May 07, 2018 9:53 AM
To: Yap-deffler, Yazmine <Yap-Deffler.Yazmine@epa.gov>
Subject: RE: Two articles on Tullytown site in Doylestown Intelligencer

Hi Yaz,

Ex. 5 Deliberative Process (DP)

Christopher Vallone
Site Assessment Manager, HSCD
Environmental Protection Agency, Region 3
1650 Arch St., 3HS12
Philadelphia, PA 19103
215-814-3306 (desk)

From: Yap-deffler, Yazmine
Sent: Monday, May 07, 2018 9:50 AM
To: Vallone, Christopher <Vallone.Christopher@epa.gov>
Subject: RE: Two articles on Tullytown site in Doylestown Intelligencer

Hi Chris,

Is this another OCA site like Bishop Tube? When you get a chance, let's talk about this site later say 11 am.

Thanks,
Yaz

Yazmine J. Yap-Deffler, Chief
Site Assessment & Non-NPL Federal Facilities Branch (3HS12)
US EPA Region III
1650 Arch Street
Philadelphia, PA 19103
215-814-3369 (Office)
267-761-2089 (Cell)
yap-deffler.yazmine@epa.gov

From: Seneca, Roy
Sent: Monday, May 07, 2018 9:03 AM
To: Vallone, Christopher <Vallone.Christopher@epa.gov>; Yap-deffler, Yazmine <Yap-Deffler.Yazmine@epa.gov>
Cc: Koffi, LaRonda <Koffi.LaRonda@epa.gov>; schaffer, joan <schaffer.joan@epa.gov>; Brown, Kinshasa <Brown.Kinshasa@epa.gov>; Baker, Lorie <Baker.Lorie@epa.gov>; White, Terri-A <White.Terri-A@epa.gov>
Subject: Two articles on Tullytown site in Doylestown Intelligencer

Chris and Yazmine – Below are two articles that ran Sunday and today in the Doylestown Intelligencer regarding the Tulleytown Act Two site in Pennsylvania. The articles include some of the information that Chris provided in response to reporter's questions about EPA's involvement.

DOYLESTOWN INTELLIGENCER

Officials say developing former Levittown landfill can be done safely (Monday) Developers aiming to build 120 townhomes and a retirement community on a former dump site say it can be done safely and to economic benefit. But some hazards may go unaccounted for. Buried behind St. Michael the Archangel Church in Tullytown is a history of hazards. Used as a landfill for decades, regulatory records show everything from barrels of oil, to pharmaceuticals, to unknown liquid wastes were allegedly dumped beneath the landfill's 30 acres, which is about the size of 20 football fields. Now the land is being eyed for residential development that would house hundreds of people. But officials with the Bucks County Redevelopment Authority, working with prospective developer McGrath Homes on the residential project, say it can be done safely. The development team is working through the state Department of Environmental Protection's Act 2 program, which handles properties with past issues of environmental contamination. The redevelopment authority's environmental attorney, Joel Bolstein, helped design the Act 2 program when he worked at the DEP in the 1990s. "At the bottom line (of the regulations), it says that you need to make the property safe for its intended use," Bolstein said. Bolstein believes the program is an improvement over similar clean-up initiatives, such as the Environmental Protection Agency's Superfund program, for which the Levittown landfill was once considered. While

many Superfund sites require cleanup of pollution to below regulatory standards, Bolstein said, the Act 2 program allows for contamination to remain so long as humans aren't exposed — for example, if people will not be using contaminated groundwater as drinking water. Bolstein also said Act 2 also saves developers time and money compared to other cleanup programs and can preserve more open space in communities. "People can always go and build these properties on a farm somewhere, that's the easiest thing to do," Bolstein said. "But if you give them the right incentives, they will clean up (a contaminated) site, make it safe, and put it back into productive use." John McGrath, president of McGrath Homes, says development will be an improvement on the property... Asked whether the EPA was concerned, regional spokesman for the federal agency, Roy Seneca, wrote in an email that the DEP "is the lead regulatory agency, overseeing the site activities at this site under their Act 2 cleanup program." Officials for the development team said they plan to address methane by building vapor barriers below buildings and venting the gas above the buildings, similar to home radon systems. McGrath said the land's stability actually concerns him more than the methane or other environmental issues, but added he's evaluating the stability using a separate engineering investigation...

Long-forgotten Tullytown landfill now eyed for homes (Sunday) St. Michael's in Tullytown and McGrath Homes are in discussions to turn a long-forgotten, church-owned parcel once used as a landfill into a housing development. On Oct. 7, 1968, the Bucks County Courier Times reported a large explosion occurred just a stone's throw from its offices in Tullytown. Three hundred barrels of oil and silicon had burst at a 30-acre landfill near Route 13, on the property of St. Michael the Archangel Church, behind what was then Bishop Conwell High School. "Some exploded nearly 40 feet in the air and touched off more blazes in the dump, causing noxious fumes to mix with the smoke, which was seen as far as Philadelphia," the article stated, noting the inferno hospitalized a firefighter. Now, 50 years later, the long-forgotten dump site, its vast pit of refuse covered by soil and time, is being eyed for a large housing development... Over the past several years, developer McGrath Homes, of Langhorne, has worked with the Bucks County Redevelopment Authority to lay the foundation for redevelopment, moving through the initial stages of a state environmental assessment program and presenting repeatedly to Tullytown Borough Council. Early mock-ups showed a "St. Michael's Court" containing as many as 120 townhomes and a "Landings at St. Michael's," a 55-and-older apartment complex with 316 units. Though many residents in tiny Tullytown seem not to know much about the site, some, such as Donna O'Rourke, hold concerns about the proposed development. "I wouldn't want to live on top of something that is dangerous," O'Rourke said. "If there's stuff leaching into the ground, and then you're going to build on top of it? It just doesn't seem like a wise idea to me." Officials from the redevelopment authority and McGrath argue otherwise. They say the site is subject to extensive environmental review through the state Department of Environmental Protection's Act 2 land re-use program, and that any hazards will be eliminated before residents move in... Anecdotal reports exist, however. In June 1980, the EPA filed its first report from the site stating the agency had received citizen complaints and had a "high" level of concern. "The complaint was prompted by the fact that the citizen and a few of his friends had detected a strange chemical type odor in the crawl space/pipe chase" beneath the church's elementary school, EPA spokesman Roy Seneca said via email. "The citizens were worried that their children were exposed to hazardous chemical vapors." While the EPA's 1980 report noted no waste records were available, the agency marked that paints, oils, acids, fly ash, metal sludges, pharmaceutical and halogenated solvent wastes were dumped at the site...